

Plan	<u>0</u>
TCP \$	<u>24,689.00</u>
Drainage \$	<u>8,031.57</u>
IF\$	<u>          </u>

# LANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.	<u>          </u>
FILE #	<u>ANX-2007-035</u>

107,204-61202 X1

Building Address 356 27th ROAD  
 Parcel No. 2945-241-00-216  
 Subdivision N/A  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 1 No. Proposed 1  
 Sq. Ft. of Existing 3515 Sq. Ft. Proposed 8,400  
 Sq. Ft. of Lot / Parcel 151,253  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 27,181

**OWNER INFORMATION:**

Name SLB Enterprises  
 Address PO Box 1874  
 City / State / Zip Uernal Utah 84078

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: NEW CONSTRUCTION OF OFFICE/WAREHOUSE  
Trucking Company - New Building  
 FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name Russ Justice  
 Address 601 Silver Plume  
 City / State / Zip Quita Co 81521  
 Telephone 970-263-8791

\*Existing Use: same N/A less than 20  
 \*Proposed Use: N/A  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE <u>I-1</u>	Maximum coverage of lot by structures <u>NA</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>Per Plan</u>
Maximum Height of Structure(s) <u>40</u>	Special Conditions: <u>No C.O. until all improvements completed or DIA &amp; guarantee executed - temp trailer to be removed</u>
Voting District <u>E</u> Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

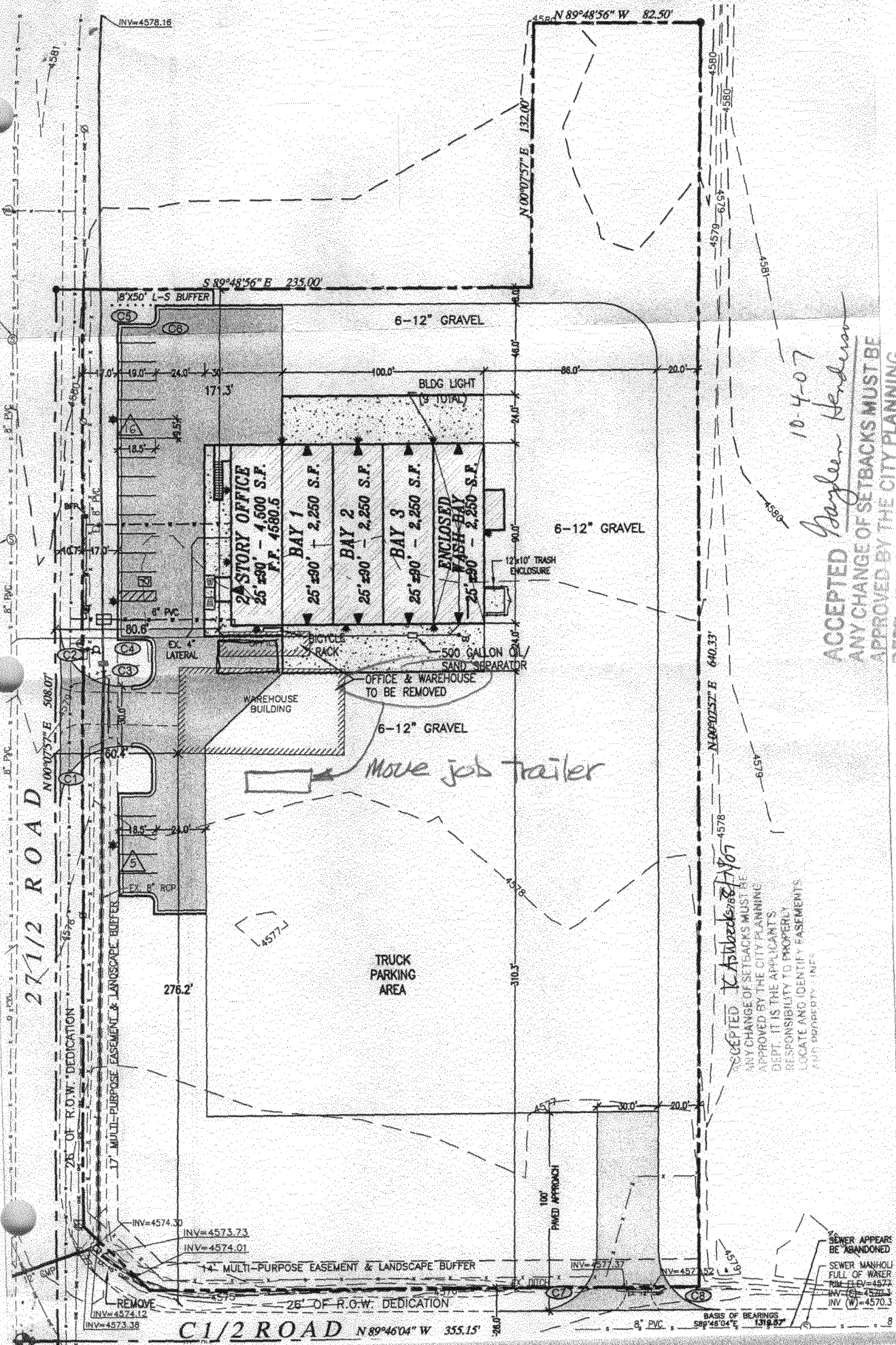
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Russ Justice Date 12-12-06  
 Department Approval Kristen [Signature] Date 8/7/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20523  
 Utility Accounting [Signature] Date 8/7/07

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)





10-4-07  
*Gaylen Henderson*

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

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SEWER APPEARS BE ABANDONED  
 SEWER MANHOLE FULL OF WATER  
 INV (E) = 4577.3  
 INV (C) = 4577.3  
 INV (W) = 4570.3

INV=4574.30  
 INV=4573.73  
 INV=4574.01

REMOVE  
 INV=4574.12  
 INV=4573.38

C1/2 ROAD N 89°46'04" W 355.15' 8" PVC BASIS OF BEARINGS S 89°46'04" W 1319.87'